

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2011-0060
ROW # 10589851
TP-0112050208

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2206 West 11th Street

LEGAL DESCRIPTION: Subdivision Marlton Place

Lot(s) 53 sec 2 Block _____ Outlot _____ Division _____

I/We Uffe and Alison Petersen on behalf of _____

myself/ourselves as authorized agent for ourselves affirm that on March 28, 2011, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

We would like to add an exit from our kitchen/living area to the backyard. The exit would consist of a landing and stairs to ground level. Please see drawings.

This exit will serve as another emergency exit from the kitchen. 10' → 5'6"

in a SF-3 NP district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

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INFORMATION COMPLETED.**

STREET ADDRESS: 2206 West 11th Street

LEGAL DESCRIPTION: Subdivision Marlton Place

Lot(s) 53 sec 2 Block _____ Outlot _____ Division _____

I/We Uffe and Alison Petersen on behalf of _____

myself/ourselves as authorized agent for ourselves affirm that on April 25, 2011, hereby
apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

x ERECT ATTACH COMPLETE REMODEL MAINTAIN

We would like to open the existing doors leading to our backyard to make an exit from
our kitchen/living area to the outside. The exit would consist of stairs and a landing to
ground level. Please see drawings.

This exit will serve as another emergency exit from the kitchen.

in a _____ district.
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence
supporting the findings described below. Therefore, you must complete each of the applicable
Findings Statements as part of your application. Failure to do so may result in your application
being rejected as incomplete. Please attach any additional support documents.**

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

We only want to use the existing doorways to access our backyard. When Lamar Homes built the house back in 2000, they had to tear out the large deck in the back and close up the doors coming from the kitchen. I guess this was due to an issue with their permit. We DO NOT plan to erect a large deck, but only stairs leading out from the existing doorways in our kitchen/living area to the backyard. This will consist of stairs and a landing.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

We need to add a safe exit from our living room and kitchen area to the outside.

-
- (b) The hardship is not general to the area in which the property is located because:

We (and our neighbors to the left of us) are the only houses on our block with a shallow depth and a wide lot. Because of our 25 foot setback in the front of the house, we do not have a large backyard. We need an exit from our kitchen/living area to this area in the backyard.

AREA CHARACTER:

-
-
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

We only want to create stairs coming down from doors in the back of the house which will only lead to our back yard.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Creating another exit in the house is making it safer for those who live there.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Mail Address: 2206 West 11th Street

City, State & Zip: Austin, Texas 78703

Printed Uffe & Alison Petersen Phone 512-981-9999 Date: April 25, 2011

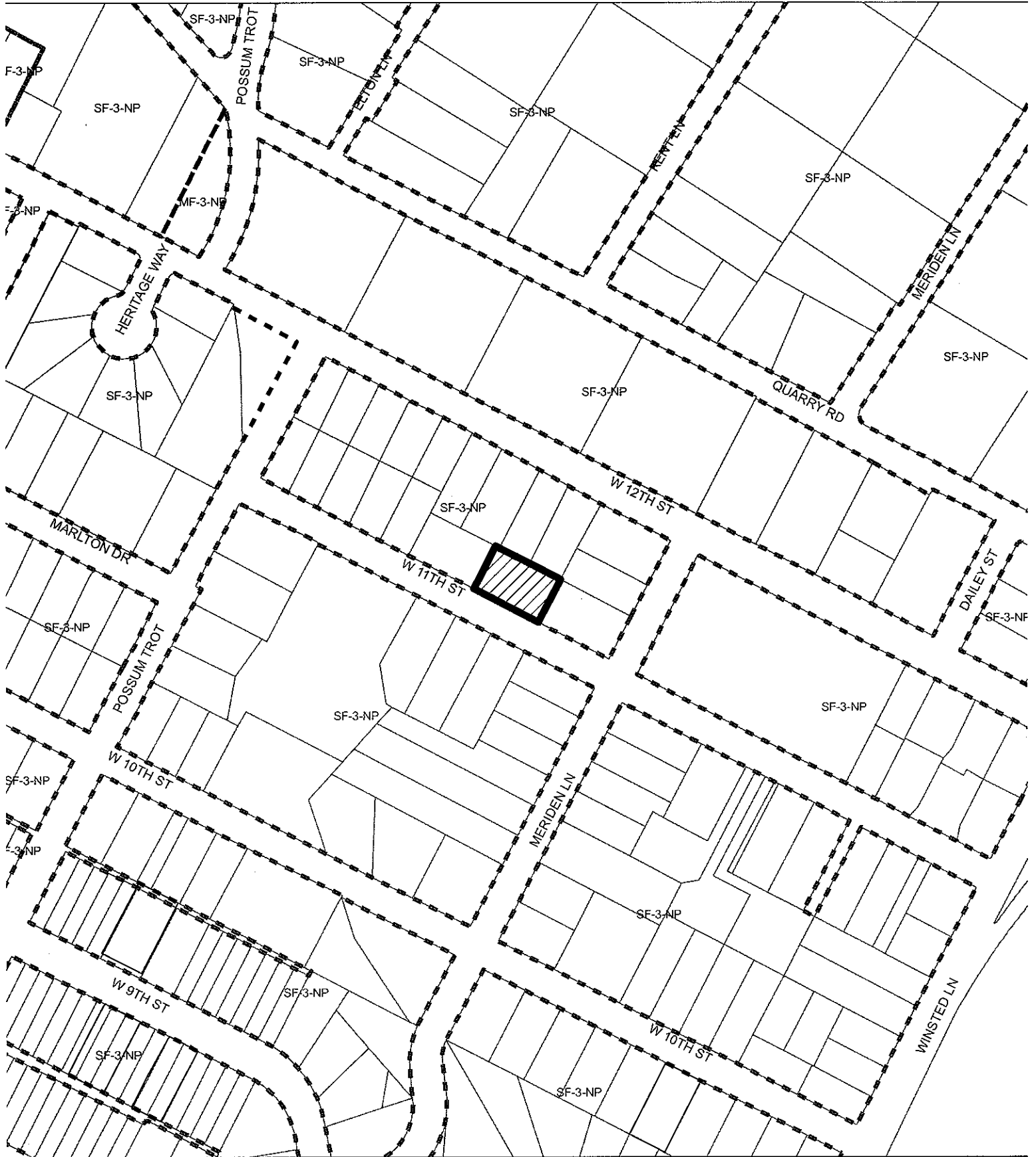
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Mail Address: 2206 West 11th Street

City, State & Zip: Austin, Texas 78703

Printed Uffe & Alison Petersen Phone: 512-981-9999 Date: April 25, 2011



BOARD OF ADJUSTMENTS

CASE#: C15-2011-0060
 LOCATION: 2206 W 11TH STREET
 GRID: H23
 MANAGER: SUSAN WALKER



SUBJECT TRACT



ZONING BOUNDARY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

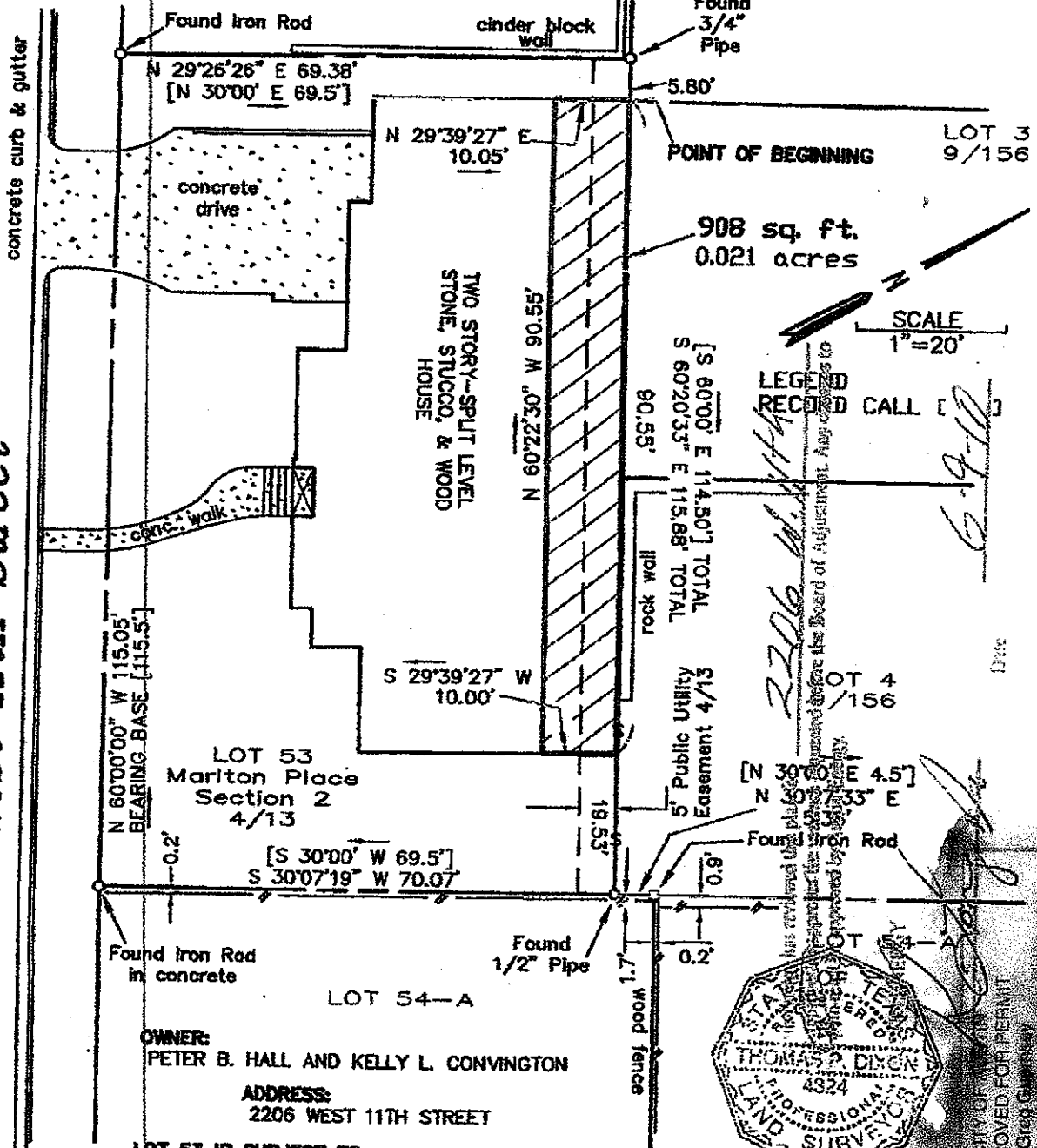


West 11th Street

EXHIBIT "B"

BEGINNING FOR REFERENCE

J8030C

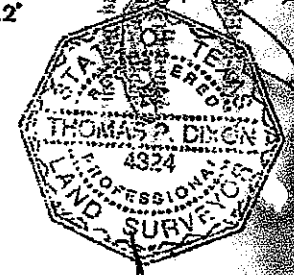


OWNER:
PETER B. HALL AND KELLY L. CONVINGTON

ADDRESS:
2206 WEST 11TH STREET

LOT 53 IS SUBJECT TO:
RESTRICTIONS AND EASEMENT RIGHTS OF RECORD.

LEGAL DESCRIPTION: 908 SQUARE FEET OF LAND OUT OF LOT 53, MARLTON PLACE, SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 13, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



WATERLOO SURVEYORS INC.
625 INDUSTRIAL BOULEVARD
AUSTIN, TEXAS 78745
Phone: 512-481-9602

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Gurnsey

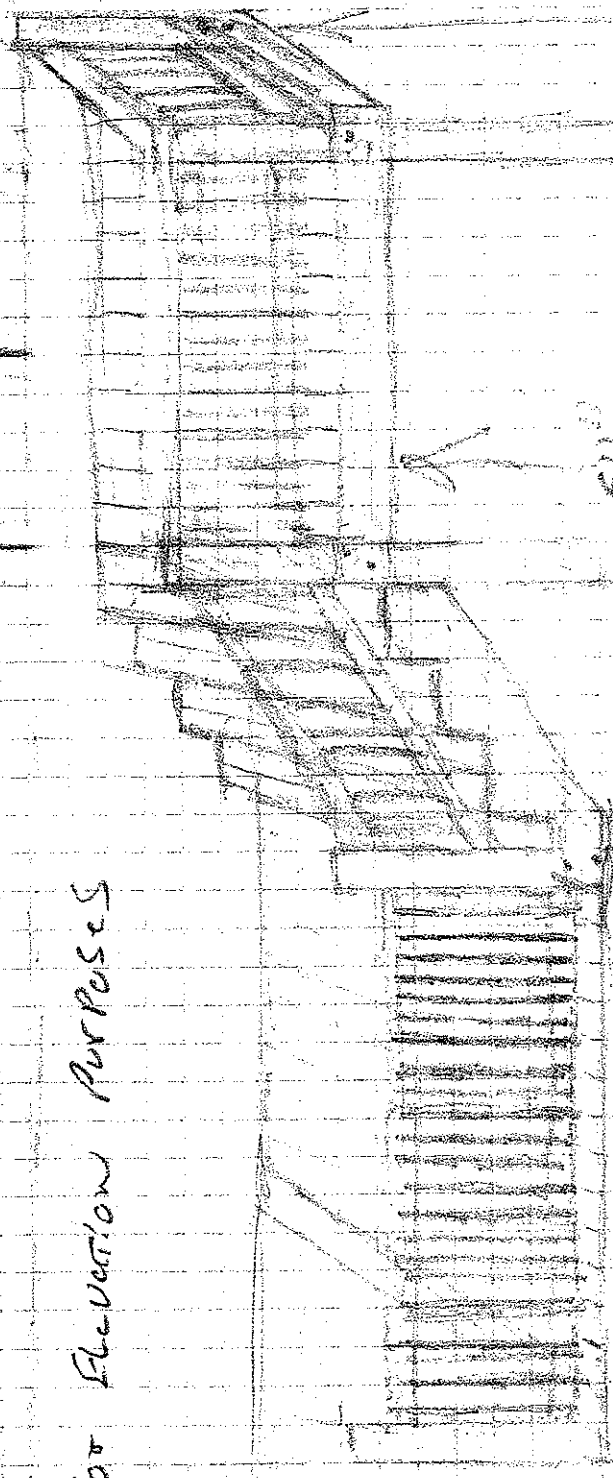
Date: _____
I hereby certify that the above is a true and correct copy of the original as filed in my office.

4-3-2011

SOUTH

EAST

For Elevation Purposes



Scale Rec'd
1/4" = 6"
For Visual
Purposes

Lot #53
Marlton Ave
Sec 2 4/13

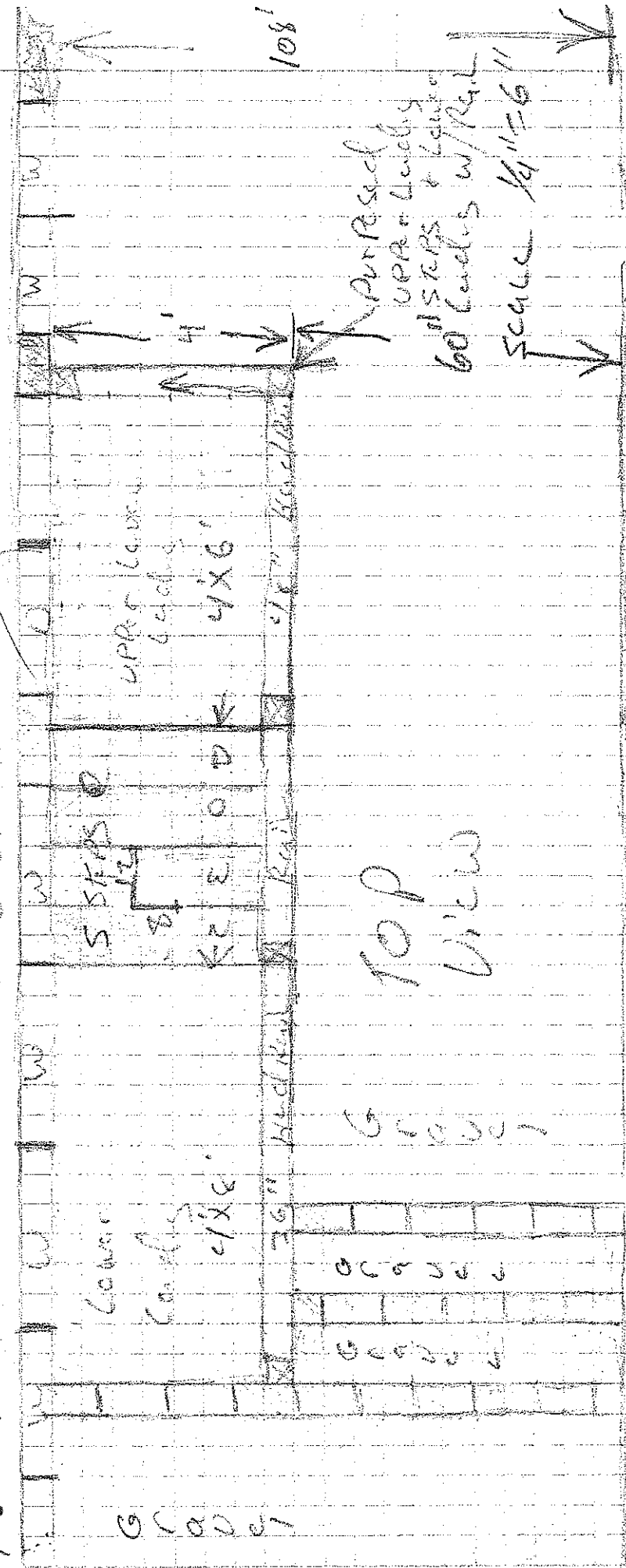
NORTH
Grade

Upper Prior Sec. Drilled Down Corral

20 57

4.3.2011

NORTH Side of House



* Existing Stairs * Existing Fence on Property Line

* Lower Leveling to F.R.S.A. on Level with upper level of yard.

Home Location West 11th St.

Lot S3 Marton Place 4/13

Home owner: Uffe Petersen

